

**City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, September 2, 2020**

The meeting was called to order by Board Chairman, Paul Kuhl, at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

Message to the public on how to participate using ZOOM and calling in:

*If you want to participate or make a public comment there are two ways to do so.*

*If you are currently utilizing a computer to participate, you would click the "Raise Hand" button on the bottom of the screen. This will place you in a queue that I can see for when it's time to take public comments. People are sorted in the order they raised their hands. When I call on you, a message will pop-up asking if you want to unmute yourself. If you choose to move forward and place a public comment or question, choose to unmute, if you have changed your mind then choose deny.*

*If you are dialing in tonight on your phone, to "raise your hand" dial \*9 to be placed in the queue. When called on, the system will ask you to confirm being unmuted to proceed.*

*Upon being called, I will ask you to please state your full name and address the record, then please feel free to make your comment or ask a question.*

*When public comments are finished, participants will be placed back on mute for the duration of the meeting.*

**Roll Call**

Mrs. Lawton called the roll as follows:

**Present:** John Miller, Kevin Romano, Sarah Gold, Gina Fischetti, Zac Anglin, Stephanie Moss, Michelle Komic, Paul Kuhl, Marleina Ubel and Mayor Fahl.

**Absent:** Council President Asaro

**Also, Present:** Attorney Stewart Palilonis, Board Engineer Douglas Rossino and Alternate Board Planner Greer Patras were present at the meeting.

**New Member:** City Council appointed a new member to the Planning Board, Marlana Ubel.

**APPROVAL OF MINUTES – August 5, 2020**

Michelle Komic made a motion to approve the minutes, with minor changes. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano, Zac Anglin and Mayor Fahl were abstained from voting. MOTION CARRIED.

**APPROVAL OF RESOLUTION**

65 Wilson Street  
Block 1053 Lots 2 and 3  
Preliminary Major Subdivision

Stephanie Moss raised the question about the number of existing trees being disturbed during construction. It was noted that that would be listed in the final resolution, when the applicant returns.

Sarah Gold made a motion to approve the resolution, as submitted. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members. Kevin Romano, Zac Anglin and Mayor Fahl were abstained from voting.

**COMPLETENESS AND PUBLIC HEARING**

102 North Union Street  
Block 1024 Lots 7 & 8  
Minor Subdivision with Bulk Variances

Stewart Palilonis advised the board members that the notices were in order and that the Planning Board had jurisdiction to hold a public hearing.

The applicant, Gary O'Connor, has submitted an application for a lot line adjustment and a variance for the height of a fence.

This property is located on the corner of Delevan Street and North Union Street. The property is set back a few feet from the curb and intersection. Mr. O'Connor is proposing a six-foot high fence. He stated that there seem to be no sight issues.

It was recommended that Mr. O'Connor provide additional plantings on the exterior of the fence and that he should consult with an arborist. Mr. O'Connor agreed to amend the plans as a condition of the approval.

There is a section of his property that abuts his neighbor and they have come to an agreement for a minor lot line adjustment to allow for a more use of the property.

**PUBLIC COMMENT:**

Bob Jordon of South Union Street, in favor of the approval.

Stephanie Moss, of North Union Street – Ms. Moss previously recused herself from the application, as she is within 200' of the property. However, Mr. Palilonis stated that since she recused herself, she may not participate in public comment for this application.

**COMPLETENESS:**

There were several waivers and temporary waivers in regards to the completeness of this application.

Checklist Number 21 - Condition of Approval  
Checklist Number 22 – Waiver

Checklist Number 23 – Waiver

Gina Fischetti made a motion to deem the application complete, with the list of conditions listed above. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Stephanie Moss was recused from voting.

MOTION CARRIED.

**MINOR SUBDIVISION:**

Sarah Gold made a motion to approve the Minor Subdivision, as submitted. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Stephanie Moss was recused from voting.

MOTION CARRIED.

**VARIANCE – FENCE HEIGHT:**

Mayor Fahl made a motion to grant the Fence Height Variance, with conditions. Gina Fischetti seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Stephanie Moss was recused from voting.

MOTION CARRIED.

**GENERAL BOARD BUSINESS**

None.

**PUBLIC COMMENT**

None.

**PAYMENT OF BILLS**

Sarah Gold made a motion to pay bills, so long as funding was available. Gina Fischetti seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

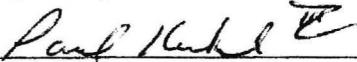
MOTION CARRIED.

**ADJOURNMENT**

Mayor Fahl made a motion to adjourn the meeting at 8:25 pm. Zac Anglin seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present.

MOTION CARRIED.

Respectfully submitted,

  
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Paul Kuhl  
Chairman

  
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Crystal Lawton  
Administrative Officer